

AGENDA
PLANNING AND ZONING COMMISSION
Monday, April 15, 2019
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **March 18, 2019**
[March 18, 2019](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

8

CONSENT - ITEMS FOR APPROVAL

9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-3-19 2615 Spain Street**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located on the south side of Spain Street, on Lots B and C, of the Prince Taylor Tract. Section. 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval
Related to Case 23-19
[Application](#) [Staff Report](#)

3. **Case 23-19 2623 Government Street**

To rezone from Transition (B1) and Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Government Street, to the west of South Eugene Street, on the Frame Shop Lot, and a portion of Lots B, C, all of the Prince Taylor Tract. Section. 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PA-3-19

[Application](#) [Staff Report](#)

4. **TA-7-19 Chapter 4, Site Plans and Plats**

To repeal Chapter 4, Permits and Final Plat Approval, and replace with new Chapter 4, Site Plans and Plats.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

[Staff Report](#)

5. **TA-8-19 Chapter 1, General Processes**

To revise Chapter 1, Processes deleting provisions that deal with the subdivision of land that are being incorporated into Chapter 4, Site Plans and Plats, and adding provisions regarding interpretation of the UDC that are being relocated from Chapter 6, Enforcement.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

[Staff Report](#)

6. **TA-9-19 Chapter 6, Enforcement**

To repeal Chapter 6, Enforcement and Review, and replaces it with a new Chapter 6, Enforcement.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

[Staff Report](#)

7. **TA-10-19 Section 3.1.4 Coordination with Others**

To require projects within the Zachary and Central School Districts to receive recommendations from the municipalities Planning and Zoning Commission.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

[Staff Report](#)

8. **TA-11-19 Chapter 10, Overlays**

To repeal Chapter 10, Supplementary Uses, and replace it with a new Chapter 10, Overlays, that reorganizes the chapter to list overlay districts alphabetically, updates all references, and creates a new Section 10.3.5, Drusilla Jefferson Overlay, in the commercial area north of I-12 of the former Jefferson Highway Overlay.

The Historic Preservation Commission will hold a public hearing on the provisions of Section 10.4, Local Historic Districts, on April 10, 2019. Their recommendation will be provided following that hearing.

Deferred to May 20 by the Planning Director

9. **CONSENT FOR APPROVAL Case 19-19 1683 O'Neal Lane**

To rezone from Rural to Commercial Warehousing Three (CW3) on property located on the east side of O'Neal Lane, to the north of Interstate 12, on Tract HB-1 of Robert B. Aldrich Property. Section 10, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

10. **CONSENT FOR APPROVAL Case 22-19 14161 Florida Boulevard**
 To rezone from Heavy Commercial (C2) and Light Industrial (M1) to Light Industrial (M1) on property located on the north side of Florida Boulevard, to the east of North Flannery Road, on Lot 35 of Florida Highway Acres Subdivision. Section 5, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
11. **CONSENT FOR APPROVAL Case 24-19 15911 Tiger Bend Road**
 To rezone from Rural to Zero Lot Line (A2.6) on property located on the north side of Tiger Bend Road, to the west of Antioch Road on Tract 1-A of the J. A. Redhead Tract. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to S-5-19
[Application](#) [Staff Report](#)
12. **CONSENT FOR APPROVAL S-5-19 Tiger Pointe**
 A proposed 52 lot low density zero lot line single family residential subdivision located on the north side of Tiger Bend Road, to the west of Antioch Road, on Tract 1-A of the J.A. Redhead Tract. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, if the companion rezoning is approved
Related to Case 24-19 but only requires Planning Commission action
[Application](#) [Staff Report](#)
13. **CONSENT FOR APPROVAL ISPUD-3-19 Mid City Redevelopment Alliance**
 Proposed four single family residential lots on property located south of Main Street, north of Laurel Street and west side of N 24th Street, on Lots 8, 9, 10, 11, and 12, of the Parkview Subdivision. Section 47, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
14. **CONSENT FOR APPROVAL ISPUD-4-19 Hotel Lincoln**
 Proposed mixed use development on an existing building that includes multifamily residential, restaurant with alcohol consumption and retail sales on property located on the southwest quadrant of Spain Street and Eddie Robinson Sr. Drive, to the north of Government Street on the N ½ of Lot 5, Square 215 or 4, Lorente Town Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)

15. **SPUD-2-18 Valencia Park**

A proposed multi-family residential development located north of Gayosa Street, south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to UDC requirements, as the submittal fails to meet the minimum motor vehicle parking requirements of §17.4.1 of the UDC

[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

16. **TND-1-07 Phase 1D, Rouzan FDP**

Proposed low density single family residential subdivision, park, three new lots to be subdivided and the extension of Rouzan Square from Galerie Street to Glasgow Avenue, on property located south of Perkins Road, east of Glasgow Avenue, on a portion of the Rem. Of Lots RZ-3-B, RZ-3-C and RZ-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Traditional Neighborhood Development for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

17. **CONSENT FOR APPROVAL PUD-14-06 Copper Oaks Subdivision, Phase III, Second Filing, Mickens Road FDP**

Revision of expired FDP of second filing of low density single family residential subdivision on property located south side of Mickens Road, west of Joor Road, on Tract A, of the Cooper Oaks Subdivision. Section 43, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

18. **CONSENT FOR APPROVAL S-4-19 Oakbrook, 2nd Filing**

Proposed 17 lot low density single family residential subdivision to the north side of Perkins Road, to the west of Oakbrook Drive, on Tract Y-1 of the Eugenia H. Chidester Tract. (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)

19. **CONSENT FOR APPROVAL SS-2-19 Everett L. Knight Property**

A proposed small subdivision with a private street on property located on the west side of Jacocks Road and to the north of Port Hudson-Pride Road on Tract C and D of the Mary Z. Knight Tract. (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UOC for Planning Commission consideration

[Application](#) [Staff Report](#)

20. **CONSENT FOR APPROVAL SS-4-19 Lawrence and Mary Square Estate Property**

A proposed small subdivision with a private street on property located on the west side of Hunt Road, north of Williams Road, on Lot 3 of the Lawrence & Mary Square Estate Property. (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)

21. **CONSENT FOR APPROVAL** **SS-12-17 Allen Lea Reames Property (Revision)**
A proposed small subdivision with a private street on property located on the north side of Stubbs Lane, east of Liberty Road, on Tract X of the Allen Lea Reames Property. (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN